



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: June 8, 2021

DATE: May 27, 2021

TO: Board of County Commissioners

FROM: Dwayne Smith, P.E., Division Director, Engineering and Capital Projects
Community Services Department, 328-2043, desmith@washoecounty.us

THROUGH: Dave Solaro, Arch., P.E., Assistant County Manager

SUBJECT: Recommendation to adopt Resolution (R21-023) pursuant to NRS 277.050, which authorizes a public agency such as the Board of County Commissioners of Washoe County, Nevada, to lease property to another public agency, to Lease a portion of 625 Mt. Rose Highway, the Incline Village Road Maintenance Facility in Incline Village, Nevada, to the Nevada-Tahoe Conservation District (NTCD), at no cost, to enhance efficiencies and reduces travel times for project management construction support from NTCD staff to the County for the Lower Wood Creek Water Quality Improvement Phase I Project, for a 6-month term commencing June 23, 2021 through December 31, 2021, directing staff to set and notice a public meeting at which objections to the proposed lease may be heard on for June 22, 2021; and directing the Chair to execute and deliver the proposed lease agreement to NTCD upon the performance and compliance of all the terms and conditions of the lease to be performed concurrently with the delivery. Community Services. (Commission District 1.)

SUMMARY

Nevada Revised Statute 277.050 authorizes the Washoe County Board of Commissioners (Board) to lease to another public agency any real property belonging to it, by adopting a resolution declaring its intention and to hold a public hearing to consider any objections to the proposed lease agreement. The Nevada Tahoe Conservation District is a public agency as defined in NRS 277.050 and providing project management and construction support services to Washoe County in support of the Lower Wood Creek Phase I Water Quality Improvement Project (Project). The Project is part of Washoe County's continued commitment to the Lake Tahoe Total Maximum Daily Load Reduction program and on the priority list of projects being implemented in accordance with Washoe County's Interlocal Agreement with Nevada Division of Environmental Protection (NDEP). This temporary use of office space will allow for more efficient and effective support for the water quality project.

Upon adoption of Resolution R21-023, the public hearing on this matter will be set for June 22, 2021.

Washoe County Strategic Objective supported by this item: Safe, secure and healthy communities.

PREVIOUS ACTION

AGENDA ITEM # _____

On June 8, 2021, The Board awarded a bid and approved the Agreement to the lowest responsive, responsible bidder for the Lower Wood Creek Water Quality Improvement Phase I Project to Burdick Excavating Co. Inc., in the amount of \$2,133,964. Project is funded by grants from the Nevada Division of State Lands and the Nevada Division of Environmental Protection, Tahoe Regional Planning Agency (TRPA) Mitigation Funds paid through new development fees, and Washoe County in-kind funding through matching staff time.

On October 11, 2016, The Board approved an update to an interlocal agreement (ILA) between Washoe County and the NDEP, which was originally approved in July 2013. The ILA affirms Washoe County's commitment to participate in an urban stormwater pollutant reduction program at Lake Tahoe. The ILA is a cooperative implementation of water quality improvement actions as opposed to a regulatory permit. The ILA explicitly requires the County to implement pollutant control projects and pursue external funding sources for the projects.

BACKGROUND

Washoe County Community Services Engineering and Capital Projects group anticipates construction of the Lower Wood Creek Water Quality Improvement Phase I Project to begin in the summer of 2021. Staff of the NTCD will supply project management construction support and will require office space to be on-site during such activities. Un-used space at the Incline Village Road Maintenance Facility satisfies this need. Washoe County CSD is seeking approval of a Resolution to set a public hearing on the matter for June 22, 2021, to hear any and all objections to a six month, no-cost Lease Agreement with NTCD.

FISCAL IMPACT

There is no fiscal impact to adopt the resolution and set the public hearing date. If the proposed Lease Agreement is approved by the Board, the rental rate is zero dollars for the six-month term.

RECOMMENDATION

It is recommended that the Board of County Commissioners adopt Resolution (R21-023) pursuant to NRS 277.050, which authorizes a public agency such as the Board of County Commissioners of Washoe County, Nevada, to lease property to another public agency, to Lease a portion of 625 Mt. Rose Highway, the Incline Village Road Maintenance Facility in Incline Village, Nevada, to the Nevada-Tahoe Conservation District (NTCD), at no cost, to enhance efficiencies and reduces travel times for project management construction support from NTCD staff to the County for the Lower Wood Creek Water Quality Improvement Phase I Project, for a 6-month term commencing June 23, 2021 through December 31, 2021, directing staff to set and notice a public meeting at which objections to the proposed lease may be heard on for June 22, 2021; and directing the Chair to execute and deliver the proposed lease agreement to NTCD upon the performance and compliance of all the terms and conditions of the lease to be performed concurrently with the delivery.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "Move to adopt Resolution (R21-023) pursuant to NRS 277.050, which authorizes a public agency such as the Board of County Commissioners of Washoe County, Nevada, to lease property to another public agency, to Lease a portion of 625 Mt. Rose Highway, the Incline Village Road Maintenance

Facility in Incline Village, Nevada, to the Nevada-Tahoe Conservation District (NTCD), at no cost, to enhance efficiencies and reduces travel times for project management construction support from NTCD staff to the County for the Lower Wood Creek Water Quality Improvement Phase I Project, for a 6-month term commencing June 23, 2021 through December 31, 2021, directing staff to set and notice a public meeting at which objections to the proposed lease may be heard on for June 22, 2021; and directing the Chair to execute and deliver the proposed lease agreement to NTCD upon the performance and compliance of all the terms and conditions of the lease to be performed concurrently with the delivery.”